



Community Development  
Department  
Planning Division

September 4, 2009

Vance Mape  
Western Realco  
500 Newport Center Drive, Suite #630  
Newport Beach, CA 92660

SUBJECT: P09-0416 (RZ), P06-0418 (SPA), P06-0419 (PM), P06-0421 (DR), P07-0102 (GPA), and P07-1028 (EIR), Alessandro Business Center

Dear Applicant:

At its meeting of September 3, 2009, the City Planning Commission **recommended approval** of Planning Cases P09-0416 (RZ), P06-0418 (SPA), P06-0419 (PM), P06-0421 (DR), P07-0102 (GPA), and P07-1028 (EIR), subject to the attached conditions.

There is now a ten-day appeal period from the date of the Planning Commission's decision. Appeals must be received in writing along with the required fee by 5:00 p.m. on September 14, 2009 in the Planning Division of the Community Development Department.

In accordance with established procedure, this matter will now be forwarded to the City Council for public hearing. You will be notified by the City Clerk of the date and time of the hearing. Approval of this action shall not be final until City Council has reviewed and approved it.

Should you have any questions concerning this notice please call Patricia Brenes, Senior Planner, at (951) 826-5933.

Sincerely,  


Clara Miramontes  
Principal Planner

cc: Public Works, Rob Van Zanten  
ICF Jones & Stokes, Shelah Riggs, 1 Ada, Suite 100, Irvine, CA 92618  
Bastien And Associates, Inc, Eric Robert Hildebrand, 2961 Edinger Avenue, Tustin, Ca., 92780  
Best Best & Krieger, Michelle Ouellette, 3750 University Avenue, Suite 400, Riverside, 92502

**CITY PLANNING COMMISSION**  
**RECOMMENDED CONDITIONS**

Case Number: P06-0416 (Rezoning)

Meeting Date: September 3, 2009

**CONDITIONS**

**Case Specific**

● **Planning**

1. The BMP - Business Manufacturing Zone and PF - Public Facilities Zone shall be applied to the subject property as shown on Exhibit 5 of the staff report.
2. The Rezoning, Specific Plan Amendment and General Plan Amendment shall be finalized and/or adopted concurrently with the development of this site.
3. Prior to adoption of the rezoning, the 36.3-acres of open space shall be dedicated to the City of Riverside Park, Recreation and Community Services Department for incorporation into the Sycamore Canyon Wilderness Park.
4. Approval of this project is contingent upon the Certification of the Environmental Impact Report associated with this project.
5. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan in the FEIR, shall be completed in accordance with the designated schedule.
6. All applicable conditions of related Planning Cases P06-0418, P06-0419, P06-0421, P07-0102 and P07-1028 shall apply to this project.

**Standard Conditions**

● **Planning**

7. The City Attorney's Office shall prepare the appropriate ordinance for Council adoption of the rezoning.
8. When all of the conditions of approval have been completed, the lead agency shall initiate finalization of this rezoning.
9. There shall be a two-year time limit in which to satisfy the approved conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.
10. All necessary parcel description describing the exact area to be rezoned shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer

authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. Descriptions are required to on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.

- **Public Works**

THE FOLLOWING PUBLIC WORKS "ENGINEERING" CONDITIONS TO BE MET PRIOR TO CASE FINALIZATION:

11. Deed for widening San Gorgonio Drive to 44 feet from monument centerline to Public Works specifications.

- **Fire**

12. No conditions

- **Public Utilities**

13. No conditions

**Park and Recreation**

14. No conditions

**CITY PLANNING COMMISSION**  
**RECOMMENDED CONDITIONS**

Case Number: P06-0418 (Specific Plan Amendment)

Meeting Date: September 3, 2009

**CONDITIONS**

**Case Specific**

● **Planning**

1. The Regional Park and Industrial land use designations shall be applied to the subject property as shown on Exhibit 7 of the staff report.
2. The Rezoning, Specific Plan Amendment and General Plan Amendment shall be finalized and/or adopted concurrently with the development of this site.
3. Prior to adoption of the Specific Plan Amendment, the 36.3-acres of open space shall be dedicated to the City of Riverside Park, Recreation and Community Services Department for incorporation into the Sycamore Canyon Wilderness Park.
4. Approval of this project is contingent upon the Certification of the Environmental Impact Report associated with this project.
5. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan in the FEIR, shall be completed in accordance with the designated schedule.
6. All applicable conditions of related Planning Cases P06-0416, P06-0419, P06-0421, P07-0102 and P07-1028 shall apply to this project.

**Standard Conditions**

● **Planning**

7. The City Attorney's Office shall prepare the appropriate resolution for Council adoption of the Specific Plan Amendment.
8. There shall be a two-year time limit in which to satisfy the following conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.

● **Public Works**

9. No Conditions

## **Fire Department**

10. CONTACT BOB JERZ AT 951-826-5455 FOR QUESTIONS REGARDING FIRE CONDITIONS OR CORRECTIONS.

## ● **Public Utilities**

11. CONTACT BILL MAINORD AT 951-826-5393 FOR QUESTIONS REGARDING PUBLIC UTILITIES (ELECTRIC) CONDITIONS/CORRECTIONS LISTED BELOW.
12. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
13. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

## ● **Park and Recreation**

14. No Conditions

**CITY PLANNING COMMISSION**  
**RECOMMENDED CONDITIONS**

Case Number: P07-0102 (General Plan Amendment)

Meeting Date: September 3, 2009

**CONDITIONS**

**Standard Conditions**

● **Planning**

1. The B/OP – Business/ Office Park and P – Public Parks land use designations shall be applied to the subject property as shown on Exhibit 6 of the staff report.
2. The Rezoning, Specific Plan Amendment and General Plan Amendment shall be finalized and/or adopted concurrently with the development of this site.
3. Prior to adoption of the General Plan Amendment, the 36.3-acres of open space shall be dedicated to the City of Riverside Park, Recreation and Community Services Department for incorporation into the Sycamore Canyon Wilderness Park.
4. Approval of this project is contingent upon the Certification of the Environmental Impact Report associated with this project.
5. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan in the FEIR, shall be completed in accordance with the designated schedule.
6. All applicable conditions of related Planning Cases P06-0416, P06-0418, P06-0419, P06-0421 and P07-1028 shall apply to this project.

**Standard Conditions**

● **Planning**

7. The City Attorney's Office shall prepare the appropriate resolution for Council adoption of the General Plan amendment.
8. There shall be a two-year time limit in which to satisfy the following conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.

● **Public Works**

9. No Conditions

- **Public Utilities**

10. No Conditions

- **Park and Recreation**

11. No Conditions

**CITY PLANNING COMMISSION**  
**RECOMMENDED CONDITIONS**

Case Number: P06-0419 (PM-34707)

Meeting Date: September 3, 2009

**CONDITIONS**

**Case Specific**

● **Planning**

1. All applicable conditions of related Planning Cases P06-0416, P06-0418, P06-0421, P07-0102 and P07-1028 shall apply to this project.
2. Approval of this project is contingent upon the Certification of the Environmental Impact Report associated with this project.
3. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan in the FEIR, shall be completed in accordance with the designated schedule.

*Prior to Map Recordation*

4. Planning Cases P06-0416 (Rezoning), P07-0102 (General Plan Amendment) and P06-0418 (Specific Plan Amendment) shall be finalized and/or adopted.
5. CC&Rs shall be submitted to establish a master association for the maintenance of common landscaping, driveways and parking areas and establishing use standards, including, but not limited to, limitations on outdoor storage that impacts parking and maneuvering areas, subject to approval of the Planning Division and City Attorney's Office.
6. A reciprocal parking and access agreement shall be recorded to insure mutual access for ingress, egress, utilities and parking (if necessary) over the easement portions of all of the parcels, subject to approval of the Planning Division and City Attorney's Office.

**Standard Conditions**

● **Planning**

7. In approving this case, it has been determined that the proposed project could have the potential for adverse effects on wildlife resources and the applicant is responsible for payment of Fish and Game fees at the time the Notice of Determination is filed with the County.
8. There is a thirty-six month time limit in which to satisfy the conditions and record this map. Five subsequent one-year time extensions may be granted by the City Planning Commission upon request by the applicant. Application for a one-year



time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.

9. Within 30 days of the approval of the project by the City the developer/subdivider shall execute an agreement, approved by the City Attorney's Office, to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this subdivision, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the Developer/subdivider of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.
10. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

- **Public Works**

*Prior to Map Recordation:*

11. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying I the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.
12. Deed for widening San Gorgonio Drive to 44 feet from monument centerline to Public Works specifications.
13. Off-site improvement plans to be approved by Public Works prior to map recordation.
14. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.

- **Park and Recreation**

*Prior to Map Recordation or Grading Permit Issuance, Whichever Occurs First*

15. Wherever public street rights-of-way dedications are insufficient to provide a minimum 5-1/2 foot wide planting area, street tree easements shall be dedicated to accommodate required street tree plantings along all public streets per City standards. For questions or concerns regarding this condition contact Project Manager, Randy McDaniel, at 951/826-2006.

16. All undisturbed natural lands deemed unsuitable for development may be dedicated to the City for incorporation into the Sycamore Canyon Wilderness Park site, with such lands being eligible for waiver of Regional Reserve Park fees, up to but not exceeding amounts applicable to the project, as mutually acceptable to the developer and the City. All lands as may be dedicated to the City shall be free and clear of all encumbrances, including any manufactured cut and/or fill slopes, and unpaid taxes or assessments. For questions or concerns regarding this condition contact Project Manager, Randy McDaniel, at 951/826-2006.
17. Design and install (or post appropriate sureties with the Park, Recreation and Community Services Department to guarantee the design and installation of) the Sycamore Canyon Wilderness Park site perimeter fence per City standards. Fence is required along all common boundaries between the project and the existing/proposed park lands. Fence installation work shall be subject to the Parks, Recreation & Community Services Department's public landscape permit and inspection process. For questions or concerns regarding this condition contact Project Manager, Randy McDaniel, at 951/826-2006.

**CITY PLANNING COMMISSION**  
**RECOMMENDED CONDITIONS**

Case Number: P06-0421 (Design Review)

Meeting Date: September 3, 2009

**CONDITIONS**

**Case Specific**

● **Planning**

1. Approval of this project is contingent upon the Certification of the Environmental Impact Report associated with this project.
2. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan in the FEIR, shall be completed in accordance with the designated schedule.
3. All applicable conditions of related Planning Cases P06-0416, P06-0418, P06-0419, P07-0102 and P07-1028 shall apply to this project.

*Prior to Grading Permit Issuance:*

4. Planning Cases P06-0416 (Rezoning), P07-0102 (General Plan Amendment) and P06-0418 (Specific Plan Amendment) shall be finalized and/or adopted.
5. 40-scale grading plan shall be submitted to the Planning Division and include the following:
  - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays.
  - b. Compliance with City adopted interim erosion control measures.
  - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems.
  - d. Incorporate contour grading in accordance with City policy.
  - e. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement. the applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) that incorporates ground stabilization measures to reduce the potential for erosion.
  - f. Note all drainage features will be color treated to match surrounding terrain.

- g. Slope landscape/irrigation plans for all slopes over 5 feet in vertical height shall be submitted to and approved by the Planning Division.
- 6. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
- 7. In compliance with Section 711.4, the appropriate Department of Fish and Game (DFG) filing fee shall be paid to the County Clerk at the time that the Notice of Determination is filed.

*During Grading and Construction*

- 8. The following shall be followed during constructional and operational related activities:
  - a. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas.
  - b. Water active sites at least three times daily.
  - c. During grading, a diesel oxidation catalyst shall be used.
  - d. Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114.
  - e. Revegetate disturbed areas as quickly as possible.
  - f. Suspend all excavating and grading operations when wind speeds exceed 25 mph.
  - g. Sweep all streets once per day if visible soil materials are carried to adjacent streets.
  - h. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site.
  - i. Pave, water, or chemically stabilize all onsite roads as soon as feasible.
  - j. Minimize at all times the area disturbed by clearing, grading, earthmoving, or excavating operations.
  - k. No more than 70,000 square feet of building area shall be painted within a 20 day period.
- 9. Construction will be subject to the City's Noise Code (Title 7), which limits construction noise that would create a noise disturbance across a residential or

commercial property line, to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.

*Prior to Building Permit Issuance:*

10. Landscaping, irrigation, exterior lighting, and sign plans shall be submitted for Design Review staff approval. **Landscape plans shall include drought tolerant plant materials and species native to the area in conformance with the City's Water Efficient Landscape and Irrigation Ordinance.** Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Landscaping, irrigation and perimeter wall plans must be submitted prior to building permit issuance.
11. The landscape plans shall include a 10-foot-wide level planter between westerly slope area of Parcel 4 between Parcel 7 (future parkland) and the truck loading area at the westerly side of Building A. The landscaped 10-foot planter shall be densely planted with a variety of evergreen trees to include 36-inch and 48-inch box size trees. 5-gallon minimum shrub/hedge planting shall be provided immediately adjacent to the paved truck area to substantially screen the truck loading area behind Building A. The slope shall be planted with layered landscaping to also include 36-inch and 48-inch trees for screening and to blend in with the adjacent park.
12. Three sets of plans depicting the exact size, design and location of the domestic water backflow preventer and all on and off-site utility cabinets should be submitted to the Planning Department. These plans will be reviewed and approved by the Water and Planning Departments. The design should include the smallest preventer possible, painted green with some form of screening. The applicant is advised to consult with the Water Department prior to preparing these plans.
13. A fencing plan with final loading dock grades and lines of sight shall be submitted, subject to staff review and approval, and shall include the following:
  - a. All gates shall be at least 8-feet in height and shall consist of a view obscuring material, such as louvered gates to further screen the loading dock areas. The walls shall be designed to match the architectural design of the buildings incorporating decorative reveals and pilasters to give depth and variation to the walls, while utilizing colors that match the colors of the buildings. The line of sight cross-sections shall clearly show that the screen wall heights will completely screen the truck areas;
  - b. Remove all proposed fencing within Parcel 6. No fencing within the boundaries of Parcel 6 shall be constructed as there is no development on Parcel 6 at this time; and
  - c. **A 10 to 12-foot high solid wall shall be provided at the top of slope along the westerly side of Building A for screening of the loading docks. The**

**wall shall wrap around to the northerly side for approximately 40-feet past the northwest corner of the building. The wall shall be architecturally compatible with the building design.**

- d. All of the open space boundary fencing, not including parcel 6, shall be constructed to the Parks and Recreation Department standards and approval to maintain consistency in fencing design, and ensure a durable fence that will be less susceptible to vandalism and maintenance issues.
- 14. The plot plan shall be revised to provide raised islands on Alessandro Boulevard at San Gorgonio Drive and at the project driveway fronting Alessandro Boulevard to ensure that all truck traffic entering and exiting the site must use Alessandro Boulevard easterly of the project. Truck traffic shall be prohibited from making left-turn movements onto San Gorgonio Drive from east-bound Alessandro Boulevard and from making right-turn movements onto west-bound Alessandro Boulevard from San Gorgonio Drive. Driveways fronting Alessandro Boulevard shall be restricted to right-turn ingress and egress only. These driveways shall also be restricted to prohibit truck traffic from exiting onto west-bound Alessandro Boulevard.
  - 15. The building elevations shall be revised to reflect the following, subject to Planning staff review and approval:
    - a. Addition of tower features on the south, west and east elevations of Building B, and on the east, south, and north elevations of Building A to project a minimum of 8 inches (a concrete panel thickness) from the main wall surface to provide depth and shadow to the architectural features.
    - b. **Provide a secondary accent material, consisting of tile, stone veneer or other material, on the building elevations visible from Alessandro Boulevard and San Gorgonio Street, subject to Design Review staff approval.**
    - c. **Provide a green wall element, such as vine pockets or vine trellises, along the building elevations visible from Alessandro Boulevard and San Gorgonio Street for Buildings B, C and D.**
  - 16. The building elevations submitted for building permits shall clearly specify all building materials and colors to match the materials and colors as approved by the City Planning Commission as applicable.
  - 17. An exterior lighting plan shall be submitted to Design Review staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and

shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material. Any lighting shall be directed away from natural open space areas and directed downward and towards the center of the development. Energy efficient LPS or HPS lamps shall be used exclusively to damper glare.

18. Plans submitted for Plan check review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities' review and approval. The visibility of such facilities shall be minimized to Community Development Department, Planning Division, review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
19. Mechanical equipment screening details shall be provided as follows:
  - a. Where exposed pitched roofs are proposed, locate **NO** mechanical equipment on any roof pitch, except as specifically approved by the Planning Commission or Design Review staff;
  - b. Where exposed roof pitches are not proposed (i.e., "flat" roofs) specify all roof mounted equipment for screening on all sides with either separate screens or parapet walls at least as high as the equipment to be screened. **A line of sight study from Alessandro Boulevard for Building A shall be provided to ensure that all rooftop equipment is screened. All required screening walls and materials shall be subject to Design Review staff approval;**
  - c. Specify all electric meters and panels for 1) placement in enclosures or 2) color and materials to match the adjacent building wall surface; and
  - d. Indicate all gas meters, pipes and valves, ground mounted AC units, etc., for screening devices indicated materials and design complimentary to building architecture subject to Design Review staff approval.

*During Construction:*

20. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
21. Grading activity shall be in substantial compliance with an approved grading plan if applicable.
22. Construction operations shall be conducted in compliance with Title 7 of the Municipal Code (Noise Control).

*Prior to Release of Utilities and/or Occupancy:*

23. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Call Patricia Brenes, at (951) 826-5933 to schedule the landscape inspection at least a week prior to needing the release of utilities.

**Standard Conditions**

● **Planning**

24. The project must be completed per the Design Review by the Planning Commission, including all conditions listed in this report. Any substantial changes to the project must be approved by the Planning Commission or minor by Design Review staff. Upon completion of the project, a Design Review staff inspection must be requested, and **UTILITIES** will not be released until it is confirmed that the approved plans and all conditions have been implemented.
25. This approval is for design concept only, and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
26. There is a ten (10) day appeal period that will lapse at **5:00 p.m. on September 13, 2009**. Appeals of the staff action will not be accepted after this time.
27. There is a 36 month time limit on this approval from the date of approval.
28. **Advisory:** Signs shall be permitted in accordance with Chapter 19.76 of the Zoning Regulations. All signs shall be subject to separate review and assessment, including any required variances. A separate sign application, including fees and additional sets of plans, if necessary prior to any sign permit issuance.
29. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.

● **Public Works**

30. Prior to map recordation or issuance of any building permits, whichever occurs first, the applicant shall submit cash payment for the developer's fair share participation to install traffic signal interconnect between Barton Street and the I-215 Freeway. The interconnect facilities shall consist of underground fiber optic cable in conduits or other suitable alternative as determined by the City. The project's estimated contribution to the impact is 50 percent. The total estimated



cost for this mitigation measure is \$168,000. The cash payment for the project's estimated fair share participation of 50 percent is \$84,000.

31. Prior to map recordation or issuance of any building permits, whichever occurs first, the applicant shall submit cash payment for the developer's fair share participation to widen the southerly side of Alessandro Boulevard to provide a free right-turn lane from east-bound Alessandro to the I-215 Freeway south-bound on ramp. The project's estimated contribution to the impact is 25 percent. The total estimated cost for this mitigation measure is \$180,000. The cash payment for the project's estimated fair share participation of 25 percent is \$45,000.

*Prior to Permit Issuance:*

32. The developer shall submit a construction traffic management plan for review and acceptance by the City prior to issuance of any permits. The plan shall include signage or other acceptable measures to prohibit truck traffic from making left-turn movements onto San Geronio Drive from east-bound Alessandro Boulevard and from making right-turn movements onto west-bound Alessandro Boulevard from either San Geronio Drive or any driveway fronting Alessandro Boulevard.
33. Onsite traffic signing and striping will be implemented in conjunction with detailed construction plans for the project.
34. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
  - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
  - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
  - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
  - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
  - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
35. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-

specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.

36. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.

*Prior to Occupancy:*

37. Installation of curb and gutter at 67 feet from construction centerline, property-line sidewalk and matching paving on Alessandro Boulevard to Public Works specifications.
38. Installation of curb and gutter at 32 feet from monument centerline, sidewalk and matching paving on San Gorgonio to Public Works specifications.
39. Installation of sewers and sewer laterals to serve this project to Public Works specifications. Onsite sewer main shall be constructed as a public facility to be located within a 20-foot sewer easement dedicated to the City.
40. Size, number and location of driveway approaches to Public Works specifications. Curb return-type approaches shall be constructed with minimum 35 foot radii, minimum 24 feet wide, all to Public Works specifications.
41. Installation of raised islands on Alessandro Boulevard at San Gorgonio Drive and at the project driveway fronting Alessandro Boulevard to ensure that all truck traffic entering and exiting the site must use Alessandro Boulevard easterly of the project. Truck traffic shall be prohibited from making left-turn movements onto San Gorgonio Drive from east-bound Alessandro Boulevard and from making right-turn movements onto west-bound Alessandro Boulevard from San Gorgonio Drive. Driveways fronting Alessandro Boulevard shall be restricted to right-turn ingress and egress only. These driveways shall also be restricted to prohibit truck traffic from exiting onto west-bound Alessandro Boulevard.
42. Relocation of traffic signal facilities on Alessandro Boulevard and San Gorgonio Drive to Public Works specifications.
43. Construction of the developer's proportionate share of median improvements in Alessandro Boulevard to Public Works specifications.

44. Prior to occupancy, the applicant shall install closed-circuit television (CCTV) cameras at the intersection of San Gorgonio Drive and Alessandro Boulevard, including necessary hardware and appurtenances to enable video transmission to the City's Traffic Management Center (TMC) via wireless medium, which includes CDMA Radio or Wi-fi with connection to the City's Traffic Management Center. The estimated cost to install the facilities is \$15,000, in accordance with the following:
- a. The applicant has the option to enter into a reimbursement agreement with the City to receive up to a 50% refund of their costs to install the improvements upon receipt of fair share payment for these facilities from subsequent development of the adjacent property.
  - b. In the event the CCTV cameras are installed in conjunction with an adjacent development, this project will be required to submit a cash payment for 50 percent of the cost of the improvements as the developer's fair share participation. The cash payment for the project's estimated fair share participation of 50 percent is \$7,500.
45. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
- a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications
  - a. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
  - b. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.
46. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG. The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with Sate Law. For further assistance, please contact the Public Works Department.

- **Fire Department**

47. CONTACT BOB JERZ AT 951-826-5455 FOR QUESTIONS REGARDING FIRE CONDITIONS OR CORRECTIONS.

- **Public Utilities**

48. CONTACT BILL MAINORD AT 951-826-5393 FOR QUESTIONS REGARDING PUBLIC UTILITIES (ELECTRIC) CONDITIONS/CORRECTIONS LISTED BELOW.
49. One print of the architectural plot plan stamped and signed by the Planning Department.

*Prior to Grading Permit Issuance*

50. Submit Related Plans: Grading plans, street improvement plans, water plans, sewer plans, and all E-sheets (including single line diagram.) NOTE: All Switchgear and metering facilities must comply with EUSERC (Electric Utility Service Equipment Requirements.) Commercial switchgear must be approved before it is energized. Please submit 4 copies of switchgear shop drawings to Electrical Service Planner for approval prior to fabrication.
51. Completion and recordation of required Public Utility easements.
52. Bonds and fees for Electric Division installations/relocations.
53. Contact department representative to resolve possible conflict with existing electric service facilities.
54. Plot existing electrical distribution facilities on original plot plan tracing and submit for department approval (contact department representative for details).
55. Provide Autocad disk or e-mail containing site plan.
56. Electric fees to be determined after detailed design, and are due prior to utility construction work (separate from permit fees.)
57. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
58. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.

59. *Advisory:* Water utility provisions to the specifications of the Western Municipal Water District of Riverside County.

● **Parks and Recreation**

*Prior to Map Recordation or Grading Permit Issuance, Whichever Occurs First*

60. Wherever public street rights-of-way dedications are insufficient to provide a minimum 5-1/2 foot wide planting area, street tree easements shall be dedicated to accommodate required street tree plantings along all public streets per City standards. For questions or concerns regarding this condition contact Project Manager, Randy McDaniel, at 951/826-2006.
61. All undisturbed natural lands deemed unsuitable for development may be dedicated to the City for incorporation into the Sycamore Canyon Wilderness Park site, with such lands being eligible for waiver of Regional Reserve Park fees, up to but not exceeding amounts applicable to the project, as mutually acceptable to the developer and the City. All lands as may be dedicated to the City shall be free and clear of all encumbrances, including any manufactured cut and/or fill slopes, and unpaid taxes or assessments. For questions or concerns regarding this condition contact Project Manager, Randy McDaniel, at 951/826-2006.
62. Design and install (or post appropriate sureties with the Park, Recreation and Community Services Department to guarantee the design and installation of) the Sycamore Canyon Wilderness Park site perimeter fence per City standards. Fence is required along all common boundaries between the project and the existing/proposed park lands. Fence installation work shall be subject to the Parks, Recreation & Community Services Department's public landscape permit and inspection process. For questions or concerns regarding this condition contact Project Manager, Randy McDaniel, at 951/826-2006.

*Prior to Grading Permit Issuance:*

63. All grading plans for any projects either adjacent to or impacting publicly maintained landscapes (e.g. reverse frontage parkways, medians, etc.), public open spaces and/or public parks shall be subject to the review and approval of the Park and Recreation Department. Grading work shall be subject to the Park and Recreation Department's public landscape permit and inspection process.
64. Any cut and/or fill slopes facing natural open spaces (e.g. Sycamore Canyon Wilderness Park, Quail Run site, Mt. Rubidoux, etc.) shall be designed using "contour grading" to the specifications of the Planning and Park and Recreation Departments. Grading work shall be subject to the Park and Recreation Department's public landscape permit and inspection process. For questions or concerns regarding this condition contact Project Manager, Randy McDaniel, at 951/826-2006.
65. All grading plans for any project either adjacent to or impacting public lands and/or public landscapes shall be designed to avoid directing increased runoff/drainage from the project onto the public lands. Grading work shall be

subject to the Park and Recreation Department's public landscape permit and inspection process. For questions or concerns regarding this condition contact Project Manager, Randy McDaniel, at 951/826-2006.

66. All grading plans for any project adjacent to public lands and/or public landscapes shall provide for the installation a temporary construction debris fence along the common boundary between the project and the public lands/landscape. This fence shall be sufficiently designed to prevent any entry of construction equipment and worker's onto the public lands/landscape. No grading is to occur within any public natural open spaces (e.g. Sycamore Canyon Wilderness Park, Quail Rn, Mt. Rubidoux, etc.) without specific separate environmental review and approval together with the review and approval of the Park and Recreation Department. Debris Fence installation work shall be subject to the Park and Recreation Department's public landscape permit and inspection process. For questions or concerns regarding this condition contact Project Manager, Randy McDaniel, at 951/826-2006.

*Prior to Building Permit Issuance:*

67. Payment of all applicable park development fees (local and regional/reserve) as mitigation for the impacts of the project on the park development and open space needs of the City. For questions or concerns regarding this condition contact Senior Administrative Analyst Patti Casillas - 826-2068.
68. Payment of Street Tree Plan Check and Inspection Fees as applicable. For questions or concerns regarding this condition contact the Tree Division Staff at 951/351-6126.

*Prior to Occupancy:*

69. The installation (or posting of appropriate sureties with the Park and Recreation Department to guarantee the installation) of new street trees along all public street frontages per City standards. For questions or concerns regarding this condition contact the Tree Division Staff at 951/351-6126.
70. All City street trees shall be automatically irrigated.